

QUALITY OFFICE SUITE TO LET

4,700 sq ft – 436.64 sq m

**brasier
freeth.**
CHARTERED SURVEYORS

The Courtyard
77 - 79 Marlowes
Hemel Hempstead
Hertfordshire - HP1 1LF

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PART THIRD FLOOR, BUILDING 2, PEOPLEBUILDING, MAYLANDS AVENUE, HEMEL HEMPSTEAD HP2 4NW

LOCATION

The Peoplebuilding Office Park fronts Maylands Avenue (A4147) within the large and successful Maylands business area of Hemel Hempstead. The Park is located only a mile or so from Junction 8 of the M1 motorway from where the strategic junction with the M25 (Junction 21) is only 3 miles to the south.

Hemel Hempstead town centre is 2.5 miles away and Hemel station is 3 miles (London Euston 30 minutes approximately).

The Heart of Maylands retail development is approaching completion which will provide a useful range of convenience shopping and services all within easy walking distance of Peoplebuilding.

DESCRIPTION

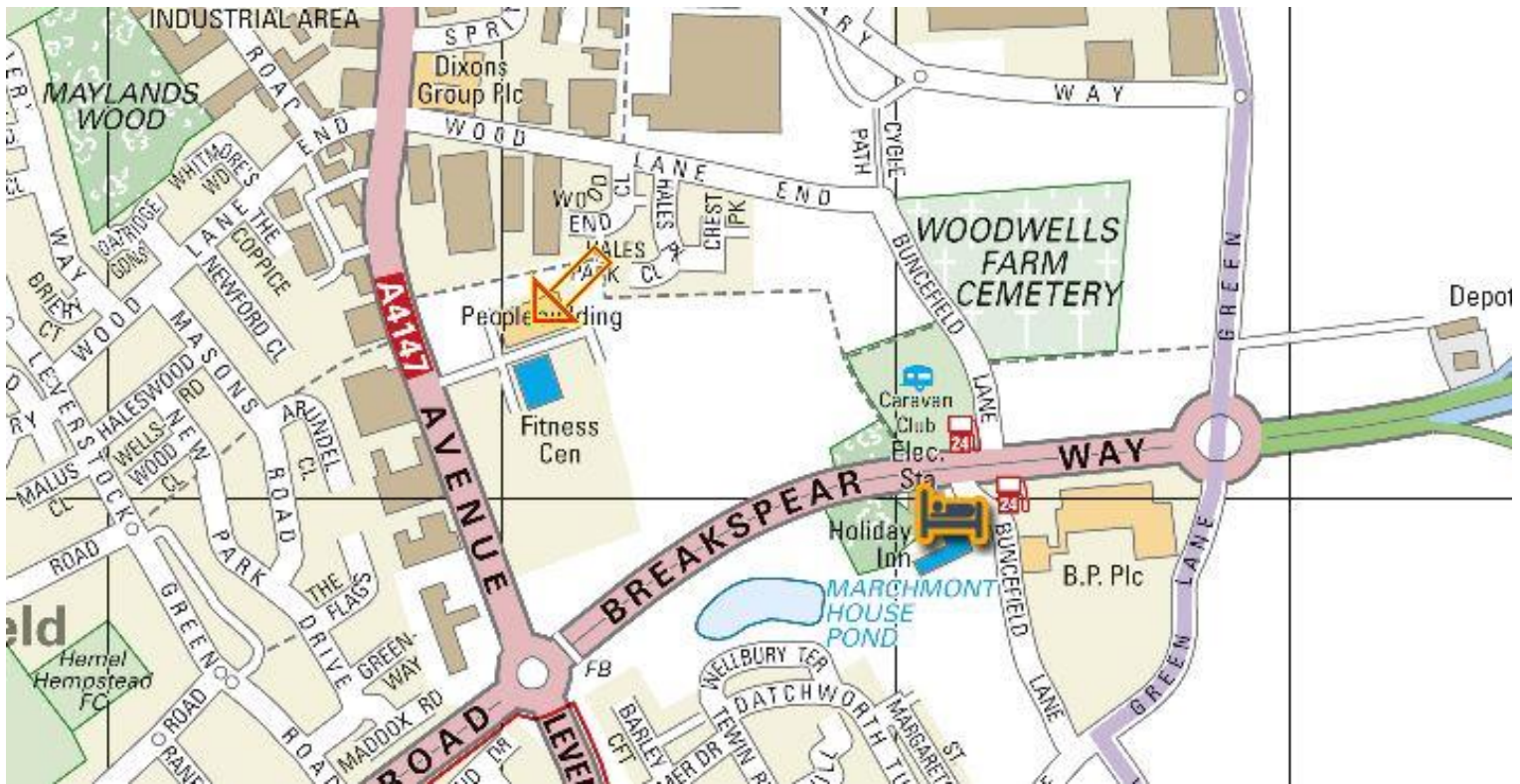
Building 2 comprises a prestigious large four storey modern office building with elevations featuring reactive Brise Soleil system.

The office suite available comprises the north east corner of the third floor.

VIEWING | Strictly by appointment through this office with:

Trevor Church
01442 263033
trevor.church@brasierfreeth.com

Philip Walker
01442 263033
philip.walker@brasierfreeth.com



AMENITIES

- Air conditioning
- Raised floor system
- High quality common areas
- 3m floor to ceiling height
- Fully glazed
- 24 hour security
- Manned reception
- 22 car parking spaces
- Peak time shuttle bus to station
- Large health club and restaurant adjacent

ACCOMMODATION

	sq ft	sq m
Third Floor	4,700	436.64

TERMS

The suite is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£20 per sq.ft on the net internal area.

RATES

The property will have to be re-assessed for rates.

Interested parties must contact the Local Rating Authority (Dacorum Borough Council – 01442 228000) to confirm the Rates Payable.

EPC RATING

To be confirmed.

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- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



Winners of an Estates Gazette
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Further information on our services and details of all the properties we are currently marketing are available on our website www.brasierfreeth.com

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